

# CITY COUNCIL REPORT



Meeting Date: ***October 24, 2023***  
General Plan Element: ***Land Use***  
General Plan Goal: ***Support a diversity of businesses.***

## ACTION

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**Liquor License Request for 65-LL-2023 Toka Cafe and Grill (258199).** To consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a New Series 12 (restaurant) State liquor license for a new location and new owner.

## OWNER

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Toka Café & Grill LLC

## APPLICANT CONTACT

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Milot Bejta

## LOCATION

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7678 E. Greenway Road Suite 104

## REQUEST

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The applicant is seeking a favorable recommendation on a Series 12 liquor license for a new location and new owner.

This liquor license allows the licensee to sell and serve spirituous liquor solely for consumption on the premises of an establishment which derives at least forty percent (40%) of its total revenue from the sale of food.

The applicant has indicated that this establishment will serve liquor between the hours of 9 am and 9 pm; however, due to state liquor license processing requirements, they are not required to notify the city or the state if they change their hours of operation.

## IMPACT ANALYSIS

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Action Taken \_\_\_\_\_

### **Reliability and Location**

#### **A.R.S. Section 4.-203.A and R19-1-702 Granting a License for a New Owner and Location**

The capability, qualifications and reliability of the applicant has been shown, and the public convenience and best interest of the community will be substantially served by the issuance.

### **Restaurant**

#### **A.R.S. Section 4-205.02 and R19-1-206 Criteria for Restaurant Operations**

This owner intends to operate this location as a restaurant. This establishment is 1,440 sq. ft. in size. The bar service area is 150 sq. ft. or 10% of gross floor area, and the kitchen area is 360 sq. ft. or 25% of the gross floor area. The operational characteristics and floor plan qualify as a restaurant.

### **Outdoor Patio**

There is no proposed or existing patio with this application.

### **Zoning**

This site is zoned Industrial Park (I-1). The I-1 district allows restaurants as a permitted use. The applicant has been notified of the city's expectation that the business will operate as a restaurant.

### **Parking and Traffic**

The surrounding street network provides sufficient access.

### **Public Safety**

**Police Department:** No Opposition.

**Major life safety issues:** None noted.

### **Public Notice and Proximity**

#### **A.R.S. Section 4-201. B. Petitions from Persons in Close Proximity**

The applicant has maintained the required posting notice for the State mandated 20-day period.

No petitions or protests were received during the 20 (twenty) day posting period.

## **COUNCIL OPTIONS & STAFF RECOMMENDATION**

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### **Council Options**

The City Council has the option of recommending approval, disapproval or no recommendation to the Arizona Department of Liquor Licenses and Control.

### **Staff Recommendation**

Staff advises that the license request meets the criteria imposed for determining that the community's best interest is substantially served by the issuance of the liquor license and advises

that the license request meets the criteria imposed for determining the capability, qualifications, and reliability of the applicant.

**Next Steps**

The City Council's recommendation will be forwarded to the Department of Liquor Licenses and Control for their consideration. If the application is approved by the Department of Liquor Licenses and Control, the applicant should receive their license from the State within 105 days of original application.

**RESPONSIBLE DEPARTMENT(S)**

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Jason McWilliams, Planning Specialist, [jmcwilliams@scottsdaleaz.gov](mailto:jmcwilliams@scottsdaleaz.gov)  
Planning and Development Services

Thomas Myers, Lieutenant, [tmyers@scottsdaleaz.gov](mailto:tmyers@scottsdaleaz.gov)  
Police Special Investigations

**APPROVED BY**

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Tim Curtis, AICP, Current Planning Director  
480-312-4210, [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)

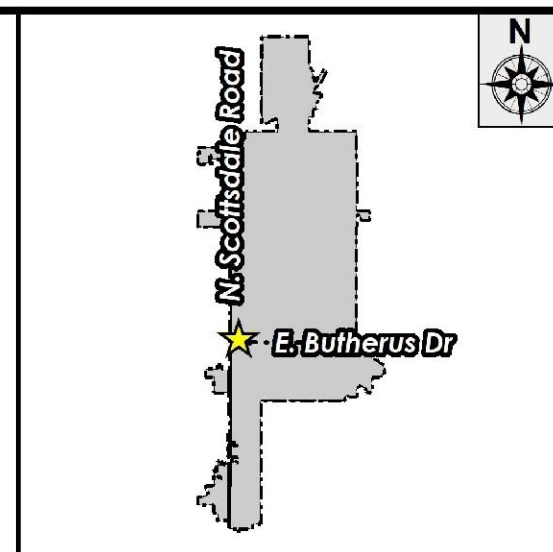
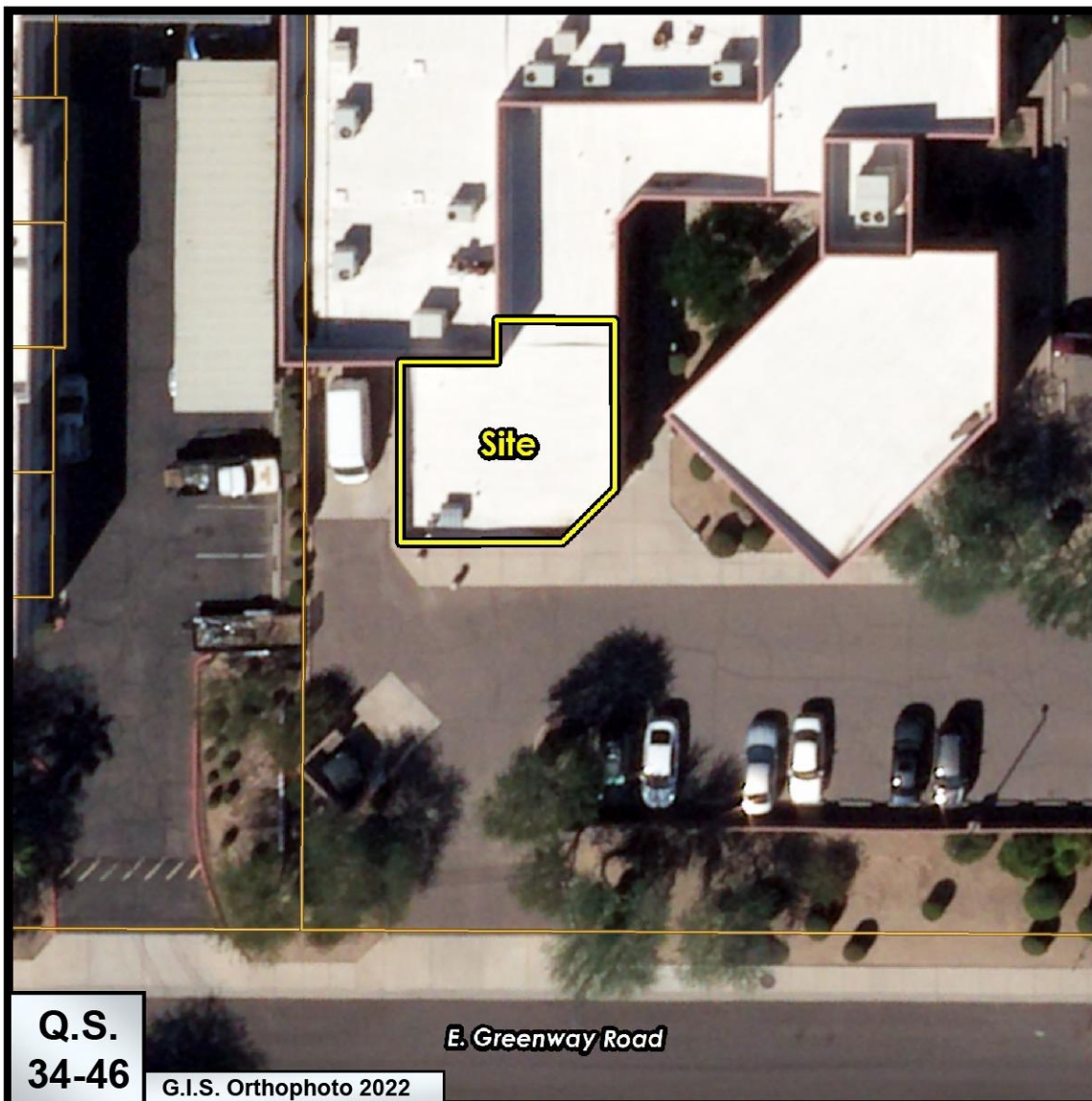
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10/2/2023  
Date

**ATTACHMENTS**

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1. Map
2. City of Scottsdale Applicant Questionnaire
3. State Application (Front Page, including menu)
4. Floor Plan



65-LL-2023

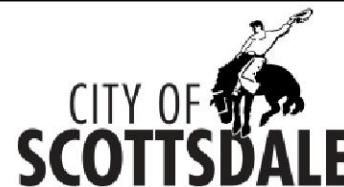
Toka Cafe and Grill (258199)



# Liquor License Questionnaire

## (Existing Location)

### Restaurants & Bars (Series 11, 12, 6, 3, 7, 13)



Please complete all questions and return within 3 business days.

Name of Business: Toka Cafe and Grill

Business Address: 7678 E Greenway rd. Scottsdale, AZ 85260

Total Gross Square Footage of Establishment (Minus the Patio): 1440 sqf

Is this business under construction or being remodeled? ☐ Yes ☒ No

Does this business have an existing patio? ☐ Yes ☒ No Dimensions of patio \_\_\_\_\_

Does this business have a proposed patio? ☐ Yes ☒ No Dimensions of patio \_\_\_\_\_

Was liquor sold at this location prior to this application? ☐ Yes ☒ No

If **yes**, what type of license? \_\_\_\_\_

Is this business currently open? ☒ Yes ☐ No

If **yes**, is this business operating with an Interim license? ☐ Yes ☒ No

If **no**, what is the proposed opening date? \_\_\_\_\_

#### For Restaurants, Bars and Restaurants/Bars:

Will the bar service area be less than 15% of the gross floor area? ☐ Yes ☒ No\*

Gross square footage of bar service area: 150

*(includes the floor area under indoor and outdoor bars and the floor area behind the bars used for storage, prep and serving of food or drinks. NOT kitchen/backroom storage)*

Will the kitchen be less than 15% of the gross floor area? ☐ Yes\* ☒ No

Gross square footage of kitchen: 360

Will the full kitchen close before 9:00 p.m.? ☒ Yes\* ☐ No

Will less than 40% of gross revenues be derived from the sale of prepared food? ☐ Yes\* ☒ No

During what hours will the establishment offer liquor sales? 9:00am to 9:00pm

#### For admittance:

Will age verification be required/requested at any time during business operations? ☐ Yes\* ☒ No

#### For admittance:

Is a cover charge required at any time during business operations? ☐ Yes\* ☒ No

#### \*May require a Conditional Use Permit

Please check **one** of the following that best describes the primary business operation:

☐ packaged retail ☒ restaurant ☐ bar ☐ personal service ☐ education service

☐ manufacturing ☐ hotel / tourist accommodation ☐ residential facility ☐ sports / theater

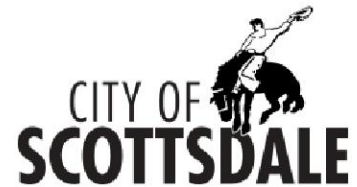
### Planning and Development Services

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov)

# Liquor License Questionnaire

## (Existing Location)

Restaurants & Bars (Series 11, 12, 6, 3, 7, 13)



Please complete all questions and return within 3 business days.

### Will this business feature any of the following:

Patron Dancing?	<input type="checkbox"/> Yes*	<input checked="" type="checkbox"/> No	Karaoke?	<input type="checkbox"/> Yes*	<input checked="" type="checkbox"/> No
Live Bands?	<input type="checkbox"/> Yes*	<input checked="" type="checkbox"/> No	DJ?	<input type="checkbox"/> Yes*	<input checked="" type="checkbox"/> No
Amplified music?	<input type="checkbox"/> Yes*	<input checked="" type="checkbox"/> No	Games?	<input type="checkbox"/> Yes*	<input checked="" type="checkbox"/> No
Adult Entertainment?	<input type="checkbox"/> Yes*	<input checked="" type="checkbox"/> No	Four or more pool tables?	<input type="checkbox"/> Yes*	<input checked="" type="checkbox"/> No
After hours?	<input type="checkbox"/> Yes*	<input checked="" type="checkbox"/> No			

**\*May require a Conditional Use Permit**

### Applicant Narrative:

ARS 4-201-G: Except for a person to person transfer of a transferable license for use at the same location and as otherwise provided in section 4-203, subsection A, in all proceedings before the governing body of a city or town, the board of supervisors of a county or the board, the applicant bears the burden of showing that the public convenience requires and that the best interest of the community will be substantially served by the issuance of a license.

1. I have the capability, qualifications and reliability to hold a liquor license because:

We are a family business and we will make sure that we hold the license with integrity while providing a great service to patrons. We are all in process of getting the liquor license training.

2. Please describe your business:

Family Restaurant with variety of different dishes.

The City's forwarding of a recommendation to the AZ Department of Liquor Licenses and Control does not waive and is not a substitute for the Licensee's obligation to comply with all state, local and federal laws, policies and regulations applicable to the license. The Recommendation is not a permit or regulatory approval to hold any events or construct or demolish any improvements. Zoning processes, building permit processes, and similar regulatory requirements may apply to Licensee's contemplated Improvements and are completely separate from the Recommendation. Licensee shall be responsible to, separate and apart from this Recommendation, directly obtain all necessary permits and approvals from any and all governmental or other entities including the City's having standing or jurisdiction over the subject areas. For more information regarding zoning processes, building permit processes, and similar regulatory requirements and approvals please call 480-312-2611.

Print Name: Milot Bejta Signature: \_\_\_\_\_ Date: 9/28/2023

### Planning and Development Services

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov)

Attachment 3

**State of Arizona**  
**Department of Liquor Licenses and Control**

Created 09/06/2023 @ 03:27:37 PM

Local Governing Body Report

**LICENSE**

Number:		Type:	012 RESTAURANT
Name:	TOKA CAFE AND GRILL		
State:	Pending		
Issue Date:		Expiration Date:	
Original Issue Date:			
Location:	7678 E GREENWAY ROAD STE 104 SCOTTADALE, AZ 85260 USA		
Mailing Address:	5015 E KAREN DRIVE SCOTTSDALE, AZ 85254 USA		
Phone:	(480)998-2007		
Alt. Phone:			
Email:	TOKACAFEANDGRILL@GMAIL.COM		

**AGENT**

Name:	MILOT BEJTA
Gender:	Male
Correspondence Address:	5015 E KAREN DRIVE SCOTTSDALE, AZ 85254 USA
Phone:	(480)376-5710
Alt. Phone:	
Email:	TOKACAFEANDGRILL@GMAIL.COM

**OWNER**

Name:	TOKA CAFE & GRILL LLC		
Contact Name:	MILOT BEJTA		
Type:	LIMITED LIABILITY COMPANY		
AZ CC File Number:	23532374	State of Incorporation:	AZ
Incorporation Date:	05/22/2023		
Correspondence Address:	5015 E KAREN DRIVE SCOTTSDALE, AZ 85254 USA		
Phone:	(480)376-5710		
Alt. Phone:			
Email:	TOKACAFEANDGRILL@GMAIL.COM		

Officers / Stockholders

7/23/9 6 LiqueAdmin PM11:55



## Toka Cafe & Grill

Elevated Southeastern  
European Cuisine!

480-998-2007

7678 E Greenway Rd. Suite 104  
Scottsdale, AZ 85260

tokacafeandgrill.com

### DESSERTS



**Homemade Baklava**  
\$4.99



**Homemade Coconut Ball**  
\$1.99

### SIDES

**Potato Chips**

\$1.79

### DRINKS



**Drip Coffee**  
16 oz  
\$2.99



**Cappuccino**  
\$3.99



**Macchiato**  
\$3.49

Perrier Sparkling water	\$2.79
Sprite	\$1.99
Coca Cola	\$1.99
Diet Coke	\$1.99
Ginger Ale	\$1.99
Coke Zero	\$1.99
Bottled Water	\$1.29
Perrier Sparkling water	\$2.79
La Croix Sparkling Lime	\$1.99
La Croix Sparkling Lemon	\$1.99
Red Bull	\$3.49

#### Hours

Monday - Friday 9 am - 6 pm  
Every other Saturday - 10 am - 4 pm

**We do Catering for  
office/meetings, parties**

## BREAKFAST MENU



**Salmon Bagel**  
Cream Cheese, Cucumbers and Arugula  
\$7.49



**TOKA Breakfast Sandwich**  
Egg, avocado, gouda, tomato and Micro Greens on Ciabatta  
\$7.99



**Bacon Breakfast Sandwich**  
Egg, bacon and gouda cheese on Ciabatta  
\$7.49



**Croissant with Ham and Gruyère cheese**  
\$5.49



**Croissant with Nutella**  
\$3.99



**Bagel With Cream Cheese**  
\$3.99

## PASTRIES



**Vanilla Cheese Danish**  
\$4.49



**Cinnamon Crumble Muffin**  
\$3.99

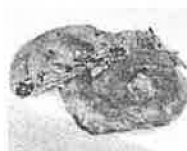


**Cocoa Hazelnut Danish**  
\$4.49

## LUNCH MENU



**Burek**  
Homemade Albanian Burek with Feta and Cottage Cheese (Homemade plain yogurt included)  
\$7.99



**Burek**  
Homemade Albanian Burek With Spinach and green onions (Homemade plain yogurt included)  
\$8.99



**Qebapa** (grilled homemade beef sausages) Comes with sides (cabbage salad and sour cream with onion dip). Served on homemade pitalka bread.  
5 pcs. - \$7.99



**Qebapa** (grilled homemade beef sausages) Comes with sides (cabbage salad and sour cream with onion dip). Served on homemade pitalka bread.  
10 pieces - \$12.99



**Grilled Chicken Thigh Sandwich** with pepper jack cheese, aioli, lettuce and tomato on a baguette  
\$9.49



**Grilled Chicken Salad**  
Romaine Lettuce, tomato, avocado, cucumber, red onion and toasted pepitas  
\$11.99

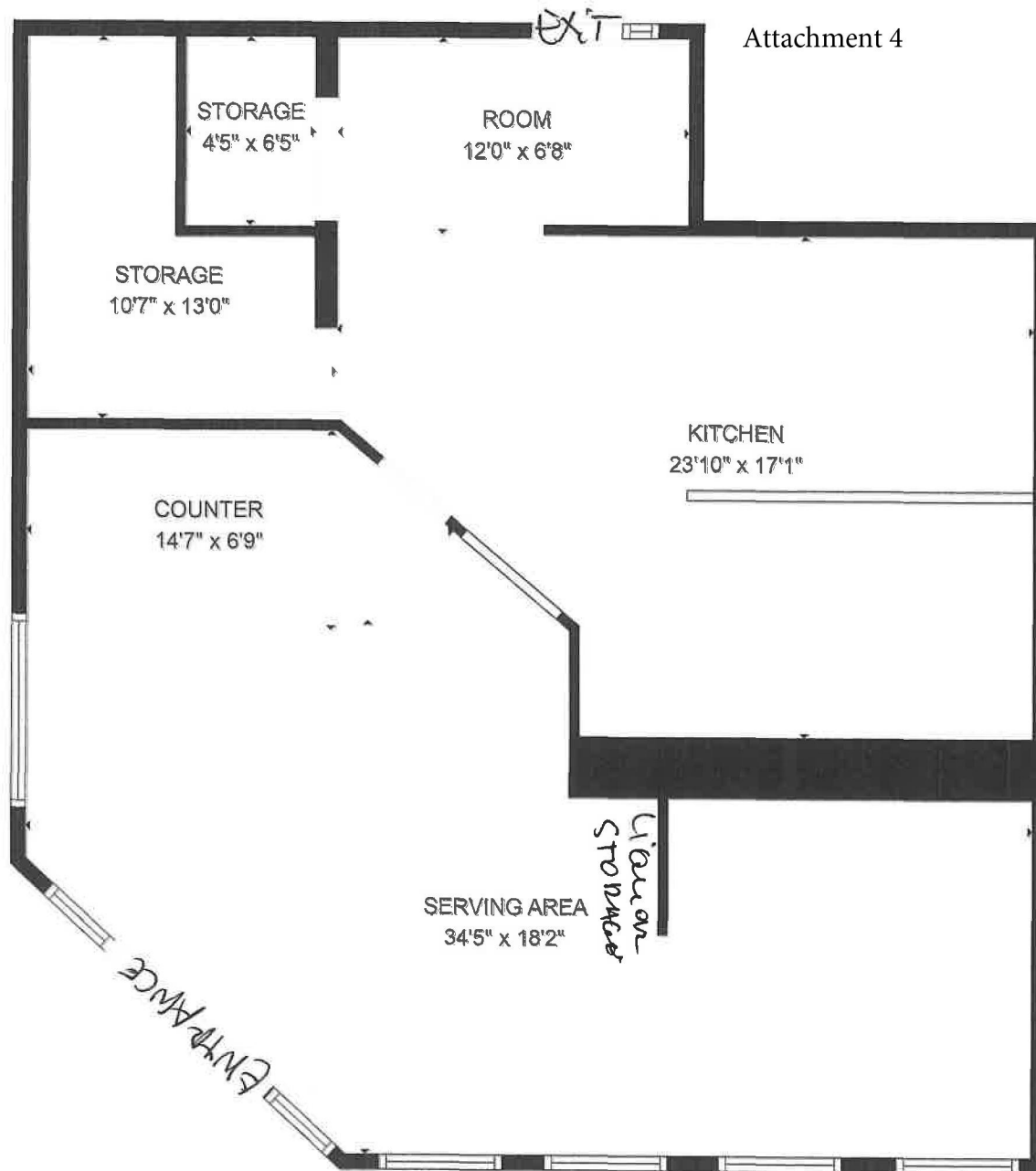


**Truffle grilled Cheese**  
cremini mushroom, gruyère cheese, arugula and truffle carpaccio (served on sourdough)  
\$15.99



**Toka Signature Sandwich** with smoked cured beef, topped with gruyère cheese, oregano and peperoncini  
\$9.99





GROSS INTERNAL AREA  
 FLOOR 1: 952 sq. ft  
 EXCLUDED AREAS: STORAGE: 135 sq. ft  
 TOTAL: 952 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.